



- Town House
- West Facing Balcony & Front Garden
- Four Bedrooms
- Modern Living Accommodation
- Offering River Views
- Garage & Parking
- Situated In Lower Wivenhoe
- Walking Distance Of Wivenhoe Quay & Train Station
- Solar Panels
- Gas Central Heating & Double Glazing

### 15 Dry Dock, Wivenhoe, Colchester, Essex. CO7 9TE.

This beautifully positioned four-bedroom town house, with garage and parking, overlooks the historic dry dock on the edge of the quay, offering stunning river views. Just a stones throw away from a mainline station with fast links to London Liverpool Street in just over the hour and all the charming lower Wivenhoe amenities including restaurants, cafes, pubs, shops and riverside walks. Impressively upgraded by its current owners, highlights include, large open plan kitchen-diner, spacious lounge with modern real flame gas fire, modern bathrooms/ shower rooms, solar panels with battery storage and porcelain tiled front and rear gardens.





# Property Details.

## Ground Floor

### Entrance Hall

Front door, inset floor matt, stairs to first floor, under stairs storage.

### Ground Floor WC

Low level WC, wash hand basin, radiator.

### Kitchen/Diner



27' 0" x 17' 2" (8.23m x 5.23m) Double glazed window to front and rear, radiator, inset spot lights, fitted kitchen including range of wall and base units, marble quartz worktop, under unit lighting, tiled splash back, unset sink, space for cooker, American style fridge/freezer, wine fridge, dishwasher, water softener, open plan onto the dining area with built in seating unit.

## First Floor

### Sitting Room



27' 4" x 17' 2" (8.33m x 5.23m) Balcony to front, and double glazed window, radiator, views over looking the dry dock and river, real flame gas fireplace.

### Bedroom



9' 8" x 8' 7" (2.95m x 2.62m) Double glazed window to rear, radiator.

### Shower Room

Double glazed obscure window to side, tiled walls/ stone tile floor, WC, corner shower.

# Property Details.

## Second Floor

### Bedroom



15' 6" x 10' 5" (4.72m x 3.17m) Double glazed bay window to front, radiator, fitted wardrobes. Dry dock and river views

### En Suite



Stone Tiled floor, tiled walls, vanity unit, shower enclosure, low level WC.

### Bedroom

14' 10" x 8' 9" (4.52m x 2.67m) Double glazed windows to rear, radiator, fitted wardrobe.

### Bedroom / Home Office



8' 5" x 6' 6" (2.57m x 1.98m) Double glazed window to front, radiator, currently used as a home office.

## Outside

### Rear Garden & Front Garden



The rear garden offers a low maintenance courtyard garden laid to large porcelain tiles, raised planters with lighting, large electric awning, access to parking/garage. The front garden is also laid to porcelain paving retained by railings and offers a lovely seating area over looking the dry dock.

### Garage & Off Road Parking

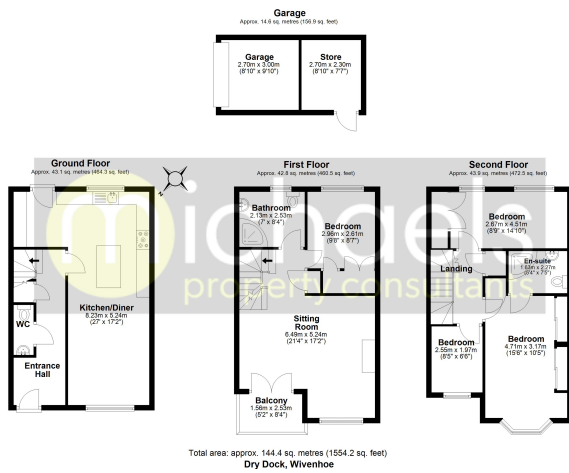
Off road parking via the driveway and garage with power, the garage is currently split into sections offering a large storage, dry goods area and the main garage section.

### Agent Note

3 camera CCTV, 900 Mb broadband. 10 Solar panels with 9.5 kWh battery offering significantly reduced electric costs. Recently clad in low maintenance cement board.

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.